

122.0

0001

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

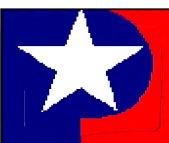
909,800 / 909,800

USE VALUE:

909,800 / 909,800

ASSESSED:

909,800 / 909,800



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
17		KENSINGTON PK, ARLINGTON

Legal Description		User Acct
		78579
GIS Ref		
GIS Ref		
Insp Date		08/29/17
		19494!

## OWNERSHIP

Unit #:

Owner 1: KAGAN HERBERT M & ELINORE C	
Owner 2: TRS/KAGAN REVOCABLE LIVING TR	
Owner 3:	
Street 1: 17 KENSINGTON PK	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y
	Type:

## PREVIOUS OWNER

Owner 1: KAGAN HERBERT M & ELINORE C -	
Owner 2: -	
Street 1: 17 KENSINGTON PK	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

## NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Wood Shingle Exterior and 2035 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5222	Sq. Ft.	Site			0	90.	1.10	10									518,994						519,000	

Total AC/HA: 0.11988

Total SF/SM: 5222

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 518,994

Spl Credit

Total: 519,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type: 6 - Colonial	2A - 2 Sty +Attic	1	Rating: Very Good	Full Bath: 1				A Bath: Rating:				STAIRS TO UAT. OF=SINK IN BMT..				2 11								
(Liv) Units: 1	Total: 1			3/4 Bath: Rating:				A 3QBth: Rating:								18								
Foundation: 3 - BrickorStone				1/2 Bath: 1				Rating: Average								WDK (225)								
Frame: 1 - Wood				A HBth: Rating:												9								
Prime Wall: 1 - Wood Shingle				OthrFix: 1				Rating: Fair								29								
Sec Wall: %				OTHER FEATURES												1								
Roof Struct: 2 - Hip				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1								10								
Roof Cover: 1 - Asphalt Shgl				A Kits: Rating:				Level FY LR DR D K FR RR BR FB HB L O								10								
Color: BEIGE				Fpl: 1	Rating: Average			Other								12								
View / Desir:				WSFlue: Rating:				Upper								FFL BMT (120)								
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				Lvl 2								15								
Grade: B- - Good (-)				Floor:				Lvl 1								12								
Year Blt: 1921	Eff Yr Blt:			% Own:				Lower								8 FFL (24)								
Alt LUC:	Alt %:			Name:				Totals				RMS: 8	BRs: 4	Baths: 1	HB: 1	12								
Jurisdct:	Fact: .			DEPRECIATION				RES BREAKDOWN																
Const Mod:				Phys Cond: AG - Avg-Good	26. %			Exterior:				No Unit	RMS	BRS	FL									
Lump Sum Adj:				Functional:	%			Interior:				1	8	4	M									
<b>INTERIOR INFORMATION</b>				Economic:	%			Additions:																
Avg Ht/FL: STD				Special:	%			Kitchen:																
Prim Int Wal 2 - Plaster				Override:	%			Baths:																
Sec Int Wall: %				Total: 26.4 %				Plumbing:																
Partition: T - Typical				CALC SUMMARY				Electric:																
Prim Floors: 3 - Hardwood				COMPARABLE SALES				Heating:																
Sec Floors: %				Rate				Parcel ID	Typ	Date	Sale Price													
Bsmnt Flr: 14 - Asphalt Tile				Basic \$ / SQ: 130.00																				
Subfloor:				Size Adj: 1.27499998																				
Bsmnt Gar:				Const Adj: 1.00989902																				
Electric: 3 - Typical				Adj \$ / SQ: 167.391																				
Insulation: 2 - Typical				Other Features: 85014																				
Int vs Ext: S				Grade Factor: 1.21																				
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																				
Heat Type: 3 - Forced H/W				NBHD Mod:																				
# Heat Sys: 1				LUC Factor: 1.00																				
% Heated: 100	% AC: 100			Adj Total: 531004																				
Solar HW: NO	Central Vac: NO			Depreciation: 140185																				
% Com Wal	% Sprinkled			Depreciated Total: 390819																				
<b>MOBILE HOME</b>				Make:		Model:		Serial #		Year:		Color:												
<b>SPEC FEATURES/YARD ITEMS</b>				PARCEL ID 122.0-0001-0008.0												<b>IMAGE</b>								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
More: N	Total Yard Items:													Total Special Features:					Total:					